

AGENDA ITEM _____
DATE _____

Regular Meeting
September 23, 2013

**MINUTES OF A REGULAR MEETING OF THE CASA GRANDE HISTORIC
PRESERVATION COMMISSION HELD ON MONDAY, SEPTEMBER 23, 2013 AT
6:00 P.M. IN CITY HALL COUNCIL CHAMBERS, 510 E. FLORENCE
BOULEVARD, CASA GRANDE, ARIZONA.**

I. Call to Order:

Co-chairwoman Jantz called the meeting to order at 6:00 p.m.

II. Roll Call:

Hodson, Kenneth, Member
Trulove, Clara, Member
Poor, Thomas, Member
Jantz, Marge, Co-Chairwoman

Absent

Goff, Warren, Member (Excused)

City Staff Present

Laura Blakeman, City Planner
Jim Gagliardi, City Planner
Linda Harris, Development Center Secretary

III. Approval of Minutes:

August 26, 2013

Co-chairwoman Jantz asked for approval of the minutes from July 22, 2013 with recommended changes. All were in favor of approving the minutes with the changes.

IV. Presentations:

V. Old Business:

VI. New Business:

A. Request by Marge Jantz, 901 N. Morrison Avenue, Casa Grande AZ 85122, for the following request:

- 1. DSA-13-00129: Certificate of Appropriateness to replace the north window at the driveway, and the front east window being repaired or replaced at a contributing property within the Evergreen Addition Historic District located 901 N. Morrison Avenue, A.K.A. "White House" a portion of Section 20, T6S, R6E, G&SRM, Pinal County, APN 506-08-022.**

Co-chairwoman Jantz excused herself from the presentation and turned the meeting over to Member Poor.

Mrs. Blakeman presented the case. She talked about the history of the home. The site was annexed into the City limits of Casa Grande on May 5, 1949. The home was constructed in 1929 and was placed on the Evergreen Local Historic District on July 19, 2004. On April 16, 1985 the site was placed on the National Register of Historic Places. Mrs. Blakeman reported that applicant is requesting a Certificate of Appropriateness to replace the north window (42"X55") at the driveway, and the front east window (62"X55") to be repaired or replaced. The applicant has informed Staff that the north window had an air conditioning unit in it sixteen years ago and the previous homeowner replaced the air conditioning unit with a double hung double pane window with brown aluminum grilles between the glass. None of the original window openings were changed. The front east window will be repaired with and will still resemble the wood grilled single pane colonial style window. If the window cannot be repaired, the homeowner will have the window replaced and matching what exists today. Mrs. Blakeman covered the review criteria used in making Staff's determination. Staff recommends the Historic Preservation Commission approve the Certificate of Appropriateness. Mrs. Blakeman asked for questions.

Motion was made by Member Hodson to approve the Certificate of Appropriateness. The motion was seconded by Member Trulove. All were in favor. Motion passed 4-0.

A. Evergreen District/Historic Properties monitoring areas

Co-chairwoman Jantz talked about the request from the previous meeting regarding doing updated monitoring assignments due to the recent resignations of members.

Co-chairwoman Jantz said that staff is asking for volunteers to do three of the areas that were previously handled by the members that have resigned. She said that she would take area 1 and continue to do area 4. Member

Hodson volunteered to take area 3 and continue with his area 5. Member Poor volunteered to take area 7 and continue with his area 6. Co-chairwoman Jantz asked Mrs. Blakeman if she could add another segment to the list to include Member Trulove who has been doing all commercial properties and residential areas that are on the local and national registers.

B. Draft Mission Statement

Co-chairwoman Jantz explained that during a project she was working on for the ~~Historical Society on Main Street~~, she realized that the Historic Preservation Commission did not have a Mission Statement. She further explained that Mrs. Blakeman took some examples from the NJ Department of Environmental Protection in New Jersey and the National Trust. Co-chairwoman Jantz presented a draft of a Mission Statement that she had done and asked for comments or changes Member Trulove questioned if this included the trees at Peart Park if they decided to add them on the register in the future. Co-chairwoman Jantz said the trees would be considered a landmark.

Co-chairwoman Jantz asked for a motion to approve the Mission Statement. Motion was made by Member Poor to adopt the Mission Statement. The motion was seconded by Member Trulove. Motion passed 4-0.

C. Call to the Public:

None

D. Report by Officers:

A. Request by Ronald T. Sekura, for the following land use approval located at 601 N. Cameron, APN 507-03-131.

1. DSA-13-00126: Certificate of No Effect to paint the exterior of the apartments.

Mrs. Blakeman reported that since the last meeting we have had one Certificate of No Effect submitted. It was for the apartments located at 601 N. Cameron, which was the old hospital. They painted the exterior and are also doing some interior improvements. Co-chairwoman Jantz asked if their intent is to continue using as apartments. Mrs. Blakeman said that it is. Member Poor asked what year it was built. Mrs. Blakeman said 1928.

B. "Designating Local Landmarks - Signs" – Database update

Mrs. Blakeman said that staff and Co-Chairwoman Jantz have been working on the database of the local landmark signs and that it is about ninety percent complete. She mentioned that Mr. Gagliardi has been assisting with taking pictures to be attached with the address.

Co-chairwoman Jantz spoke about some painted signs that will be added to the database as a new category. She said that even if these are not ~~on the~~ *designated* *as a* local landmark, they need to be documented because it is part of our local history such as Compton Motors, Terry Emig's building (Valley Pump) and the irrigation pump business on Main St. She mentioned that the project can be started together when the new commission members come on board.

C. Commission Members Update – Vacancies & Elections

Mrs. Blakeman reiterated that the previous decision from Mr. Tice and Mr. Metz was to reduce the number of members serving on the commission from nine to seven. Mrs. Blakeman said that the City Clerk has received applications and are currently looking at them. Mrs. Blakeman said that staff is looking for one position as a possible License Contractor or Real Estate Broker and one position as somebody who is interested in the Historic Preservation Commission. Co-chairwoman Jantz asked where they are in the interviewing process and would it be possible to have the new members on board by the next meeting. Mrs. Blakeman said this would probably not happen. Member Trulove asked if it was advertised in the paper. Mrs. Blakeman said that there might possibly be some qualified candidates in the current applications that the City Clerk's office has and they may not need to publish again in the newspaper.

E. Woman's Club Sign – update

Mrs. Blakeman reported that the sign at the Woman's Club has been repaired and installed. She recommended that the members drive by and look at it. Co-chairwoman Jantz said that she took a picture of it and will email to Mrs. Blakeman.

Co-chairwoman Jantz asked for questions or comments before the meeting was adjourned.

Member Trulove talked about Little Sombrero and the recent issues they were having regarding being put up for auction. She said that we need to get their sign on the historic landmark. Co-chairwoman Jantz said that this sign was missed when the inventory was done.

Member Trulove said that the building is still between Stephani's Pooch

Parlor and the Angels in Waiting Mortuary. She asked Mrs. Blakeman for an update. Mrs. Blakeman said that they have until October 14, 2013 to apply for a hardship and she is still waiting to hear from them. She said that applicant has applied for a zone change from B4 to B3 which will give them zero setbacks for future buildings and would also help with the parking issues if approved by the Planning and Zoning Commission. Co-chairwoman Jantz questioned if this will have any impact on the portable buildings that are now there. She asked if it would be acceptable to bring the buildings up to the property line. Mrs. Blakeman said that it would not.

Co-chairwoman Jantz said that she noticed that it appears that they are patching both buildings and asked if they have submitted for a Certificate of No Effect. Mrs. Blakeman said that nothing has been submitted as of yet.

Member Trulove asked how Jennifer Deall can request a zone change without the owner's permission. Mrs. Blakeman explained that we have received a signed and notarized owner's permission form and that any future correspondence the owner would be copied on.

Co-chairwoman Jantz inquired about the security issues that Jennifer Deall had brought up at the last meeting regarding putting the fence back up. Mrs. Blakeman said that she would be allowed to put fence back up. There was a discussion on the parking and what could be allowed.

Co-chairwoman Jantz talked about the HPC page on the City's website and encouraged the members to look at it. She said that she noticed that they included a pdf copy of the historic map but it does not include any verbiage. She sent Mrs. Blakeman a document that talks about the overall plan with the plaque and pedestal and the historic maps and where they can be purchased. Mrs. Blakeman said that the Webmaster posted it on the website and she also had him add some graphics of the plaque and pedestal. She suggested that we take a picture of the historic map in a frame to be posted on the website and remove the pdf copy of the map and include some verbiage that the map is not being sold with the frame. Co-chairwoman Jantz asked if Mrs. Blakeman was going to need any assistance. Mrs. Blakeman said that she will get a picture of the map in a frame and send it to the Webmaster to be posted.

Co-chairwoman Jantz talked about the plaque that the Casa Grande Dispatch purchased, which is now on their building. She said that the plaque that she brought in at the last meeting is ready to be installed. Co-chairwoman Jantz said that Kara Cooper from the Dispatch has offered to do some advertising for us to boost the sales of the historic maps so that we can purchase some additional plaques. She is currently working with Jim at the Western Trading Post to have a sign made for them at which time the funds

will be depleted.

Member Trulove asked Co-chairwoman Jantz if Casa Grande Main Street has scheduled the celebration for the "Doors to The Past". Co-chairwoman Jantz explained that the doors are all complete and there will be a celebration but not immediately because the rest of the project consists of the refurbishing of the awnings on the Horseshoe Motel. She said they are being sandblasted, cut and shaped and put on metal brackets and that the volunteers have had some health issues and this has been pushed back a little bit but it will be sometime this year.


Mrs. Blakeman informed the members that the Historic Preservation Conference will be on June 11th through June 13th 2014 in Rio Rico and staff will be applying for scholarships for those that would like to attend.

F. Adjournment:

Co-chairwoman Jantz called for adjournment at 6:42 p.m.

Submitted this **7th day of October 2013** by Linda Harris, Secretary to the Historic Preservation Commission, subject to the Commission's approval.

Approved this 27 day of January, 2014, by the Casa Grande Historic Preservation Commission.



Co-chairwoman Jantz